

Summary

Lead Appr: _____

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date: _____

11/6/2025

Acct ID: 131686

MTL: 082W25C000300P1

Date: _____

11/19/25

02

ts 12-24-25

Prop Class: 019

RMV Prop Class: 019

Situs: 230 EVERGREEN DR # 3 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 142823

Year: 2026

Last Date Appraised: 08/05/2015

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info: _____

Owner: ANDERSON, HEATHER

Last Sales Date: 06/27/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

Inspection level: 1 2 3 4

LCB TTO NSP

AV: 37250

RMV Land: 0

RMV Imp: 45220

RMV Total: 45220

MAV: 37250

MSAV: 0

SAV: 0

Comment: EVERGREEN ESTATES, SPACE #3, MS SERIAL # ORFLL48AB1154GH, X # X00210505, PERSONAL MS

update class 500 & 846110

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05050	Stat Class: 447 +	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 1296	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE					Dimensions: 27x48	RMV: 45220
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4 +	Finished	1296	3	FB-2	1990	1990	KIT-, SKIRT, ROOF, HVAC+, BATH - 2	Exception: Y Q

1998

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	66	1990	537	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4 336	208	1990	3305	0	Exception: Y N

1998



MLS
remod/move in ready

Front paint - A/T
W.M. New Deck

photos
New Floor, **C**, Paint
0.1 Kit Lbs, **C**,
Siding Repair, **W**, BACK
W.M.



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 131686
MTL: 082W25C000300
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131686

Situs: 230 EVERGREEN DR # 3 AUMSVILLE, OR 97325

Grantor:
FLORES, LORENZO

Grantee:
ANDERSON, HEATHER

Sale ID: Tax Statement RMV
Deed: Land & OSD
Accts In Sale: Imp:
Sale Date: 6/27/2025
Sale Price: 118000
Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/19/25 9:57	LCB
2 nd		

Contact: Heather Phone/email: _____

1. Was the property listed on the open market? Days: 51 MLS: 828618 Y N

2. Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N

3. Did the seller pay closing costs or make other concessions? \$ _____ Y N

4. Was the sale between related parties? (business or family) Y N

5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N

6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. |
Describe: _____

7. Have any improvements been made since the time of sale?
If yes, describe: _____ Y N
\$10,000 in repairs for exterior fixes

Comments:

Plumbing issue

overpaid for taxes paid

\$18,000

a fix
purchased 2/11/25 for sale

Appraiser: 02 Date: 11/19/25

M 131686

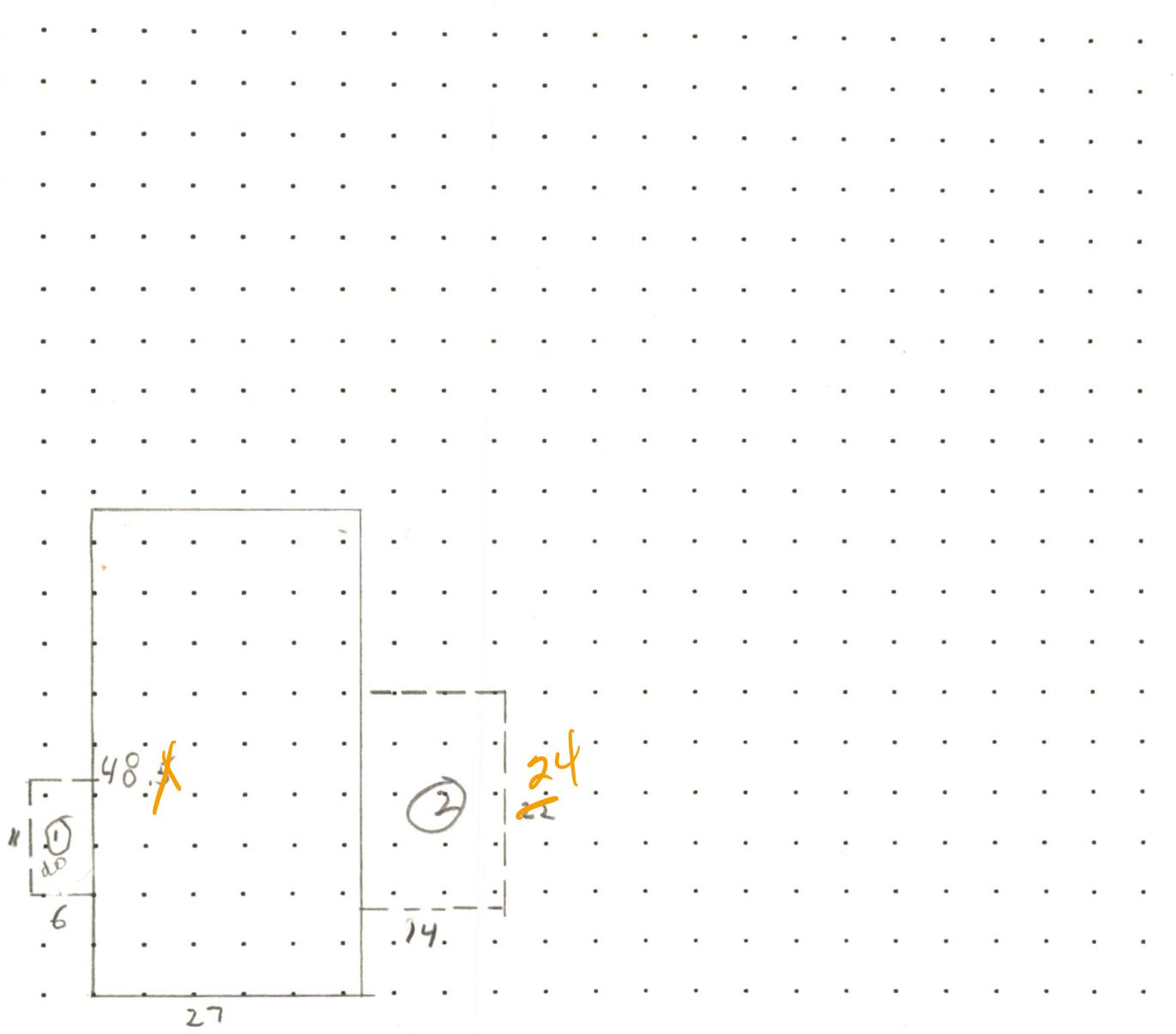
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

X 210505

MAP NO: 082W 25C

TAX LOT: 300



CALCULATIONS:

SCALE: 1" = 20'

EVERGREEN EST #3

MEASUREMENT VERIFIED		YR BLT: 90	ADDRESS: 230 EVERGREEN DR	SALES Date	Amt.
DATE 3-12-91	BY KKB65	REMARKS:	BUILDER: FLEETWOOD GREEN HILL		
6-13-02					
6-18-08	DT4	NV			
8-5-15	DT4	NY-cycle			